



## City of Wheatland

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### **CITY COUNCIL MEETING STAFF REPORT**

**Date:** June 9, 2010

**Agenda Item:**

**Subject: Habitat Conservation Plan MOU and Agreement for  
Funding**

**Prepared by:** Stephen L. Wright, City Manager

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**Recommendation:** Council authorize the City Manager to execute the attached MOU between the City and Yuba County regarding the sharing of costs for the development of the Yuba-Sutter regional HCP/NCCP; and also execute the attached funding agreement for HCP/NCCP costs with Gibson Ranch, LLC.

**Discussion:** Attached for Council consideration are two agreements that will allow the City to join with Yuba County and Sutter County in the preparation of a bi-county Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP or HCP). When development projects occur, part of the environmental process includes the need to evaluate the potential impact on endangered species as well as the possible mitigation measures necessary related to those impacts. If an HCP is not in place, then each individual development must prepare these analyses. Such multiple analyses can become both individually cumbersome as well as potentially lacking in coordination with one another. They can also become expensive. If Wheatland becomes a participating member in the Yuba/Sutter HCP, then future development in Wheatland will be able to pay fees into the HCP to cover the costs of biological mitigation.

Yuba County and Sutter County have launched an effort to jointly develop a single HCP covering the entire unincorporated area. Such an effort includes strong cooperation and coordination with the US Fish and Wildlife Service as well as the State of California Fish and Game Department. The counties have invited the individual cities to join into this planning process. To date Yuba City has agreed to participate. The attached MOU with Yuba County provides for

Wheatland's participation as well as the sharing of costs related to the planning process.

Since such a project is costly, staff has approached representatives from the Johnson Rancho project to see if they would have an interest in funding the City's portion of these costs. These project costs will potentially offset environmental studies that they would otherwise need to incur so they have agreed to incur up to \$60,000 over two years in order to make this HCP project a reality. The second agreement that is attached provides for that funding participation.

**Alternatives:** The Council could choose to not enter into either of the agreements. That option would then entail the City's requirement for individual HCP type analyses on each individual project that comes forward in the future.

**Fiscal Impact:** \$60,000 is the total amount anticipated over the next two years. If, at the end of the 2 year planning process the HCP is not complete, the City could request the Johnson Rancho applicant to further fund the remaining planning process, fund whatever remaining costs itself, or discontinue participation in the process.